# RE: COAL 16-0137 Beecham Clark Valley Road SUB (2015-00072)

## **Edward Reading**

Wed 8/17/2016 7:10 AM

To: Cody Scheel <cscheel@co.slo.ca.us>;

No, we are good with it.

Ed

## **Edward M. Reading, PLS**

Land Surveyor

San Luis Obispo County Public Works Department

Phone: (805) 781-5265

From: Cody Scheel

**Sent:** Tuesday, August 16, 2016 3:10 PM **To:** Edward Reading <ereading@co.slo.ca.us>

Subject: Fw: COAL 16-0137 Beecham Clark Valley Road SUB (2015-00072)

Hi Ed,

I should have checked in with you earlier, but I have accepted the Grant Deed in Lieu of a Cert, as mentioned below. I was hoping to move forward with this LLA as it's scheduled for September 12th. If there's something you need further, perhaps we could add extra conditions?

Thanks,

Cody Scheel
County Planner - Current Planning

County of San Luis Obispo
Department of Planning & Building
976 Osos Street, Room 300
San Luis Obispo, CA 93408
(805) 781-5157
cscheel@co.slo.ca.us

From: Cody Scheel

Sent: Wednesday, June 29, 2016 9:40 AM

To: Edward Reading

Subject: Re: COAL 16-0137 Beecham Clark Valley Road SUB (2015-00072)

Hi Edward,

#### Attachment 4

I have everything I need for Planning review. I believe that was a Public Works requirement. Please see the attached Public Works referral response, and please contact Public Works to verify acceptance of the Grant Deed. Once Public Works information hold items are satisfied, I can proceed with scheduling a hearing.

Cody Scheel
County Planner - Current Planning

County of San Luis Obispo
Department of Planning & Building
976 Osos Street, Room 300
San Luis Obispo, CA 93408
(805) 781-5157
cscheel@co.slo.ca.us

From: Edward Reading

Sent: Tuesday, June 28, 2016 8:09:23 AM

To: Cody Scheel

Subject: COAL 16-0137 Beecham Clark Valley Road SUB (2015-00072)

#### Cody,

Paul Beecham (459-4576) dropped off this 1957 Grant Deed while I was on vacation. He wants to know if you will accept it in lieu of a Certificate of Compliance for his Lot Line Adjustment.

Ed

#### **Edward M. Reading, PLS**

San Luis Obispo County Public Works 805-781-5265

#### Attachment 4



#### SAN LUIS OBISPO COUNTY

# DEPARTMENT OF PUBLIC WORKS

Wade Horton, Director

County Government Center, Room 206 • San Luis Obispo CA 93408 • (805) 781-5252

email address: pwd@co.slo.ca.us



Fax (805) 781-1229

Date: May 23, 2016

To: Cody Scheel, Project Manager

From: Edward M. Reading, Development Services

Subject: Public Works Comments on COAL 16-0137 (SUB2015-00072), BEECHAM. Clark

Valley Road, Los Osos

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

- A. Please have the applicant's agent clearly show and label all required information, see the attached Checklist.
- B. The submitted application does not contain Certificates of Compliance for the two existing parcels.

#### **Public Works Comments:**

- A. Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county's zoning and building ordinances.
- B. Future construction permits will be reviewed for drainage and flood hazard.

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# 21.02.030 Lot Line Adjustment Check List

for project number

COAL 16 -0137.

Status	Item	
	Title Report	
1	Lot line adjustments are limited to 4 or fewer parcels. Conforms to the County's General Plan, Specific Plan, Local Coastal Program, and zoning and building ordinances. Parcel design and minimum lot area. These criteria may be considered satisfied if the resulting parcels maintain a position with respect to said criteria which is equal to or better than such position prior to approval or conditional approval of the lot line adjustment.	
1	The size and scale of the prints shall be the same as those for tentative maps set forth in Section 21.02.044.	
/	Record data. All exterior and interior lines shall be shown on the map and shall be identified by course and bearing description, based on survey data, calculated data, or information of record. If a survey is done, any monuments established must be shown on a record of survey filed in accordance with the Land Surveyors Act, Business and Professions Code sections 8700, et seq.	
V	Lot lines. Proposed new lines and lines to be eliminated shall be so identified in written notation or by legend. Lines to be eliminated shall be dashed or otherwise drawn so as to be clearly distinguishable from and subordinate to remaining and new lines.	
V	Lot areas. The area of all existing and proposed parcels shall be identified and listed in acres or square feet.	
0	Existing structures. All existing structures, wells, septic tanks, driveways, and other improvements located on the original parcels shall be accurately located, identified, and drawn to scale. The distance between structures, the distances from existing structures to the boundary lines of the existing and the proposed parcels, and the height of each structure shall be shown. Such distances shall be established by a registered civil engineer's or licensed land surveyor's survey when deeme necessary by the planning department.	
×	Streets. The locations, names, county road numbers, and widths of all adjoining and contiguous highways, streets and ways.	
X	Easements. The locations, purpose, and width of all existing and proposed easements, streets (wit proposed names) and appurtenant utilities.	
X	Drainage. The approximate location of all watercourses, drainage channels, and existing drainage structures.	
X	Landforms. The approximate location of other topographic or man-made features, such as bluff and ponds.	
X	Lakes and ocean. Approximate high-water lines in takes or reservoirs, and the mean high tide line of the ocean.	
X	Flood hazard. The location of all areas subject to inundation or Stormwater overflow.	
1/	Property description. A description of the property as well as the assessor's parcel number(s) for the property.	
1	Map information. A north arrow and scale and a vicinity map.	
0	Verification of parcel legality. The application shall include copies of recorded certificates of compliance or other information to confirm that the parcels to be adjusted are existing legal parcels	
1	Statement of explanation. The application shall contain any additional information necessary to explain the request. A statement shall be prepared and submitted by the applicant showing how the proposed lot line adjustment satisfies the criteria that are required by this section.	
COMME	X = Not Applicable O = Requires Compliance ✓ = Complied	
COMME	ENTS:	



## SAN LUIS OBISPO COUNTY

# DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

## THIS IS A NEW PROJECT REFERRAL

DATE:	5/17/2016	MAY 1 8 2016		
TO:	Ett.	SR 15113		
FROM:	Cody Scheel (805-781-5157 or cscheel@co.slo.ca.us) awironmental Healtle Coastal Team / Development Review			
<b>PROJECT DESCRIPTION</b> : SUB2015-00072 BEECHAM – Moving lot line to make both parcels more equal. Project location is 3030 and 3070 Clark Valley Road, Los Osos. APN(s): 067-161-005, 067-161-007				
	is letter with γour comments attached no later than 14 days fro ase respond within 60 days. Thank you.	om receipt of this referral.		
PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?				
	<ul> <li>☐ YES (Please go on to PART II.)</li> <li>☐ NO (Call me ASAP to discuss what else you need. V which we must obtain comments from outside ag</li> </ul>			
PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?				
	<ul> <li>☐ YES (Please describe impacts, along with recommend reduce the impacts to less-than-significant levels</li> <li>☐ NO (Please go on to PART III.)</li> </ul>			
PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.				
Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.				
	ave "no comment," Please so Indicate, OR Call.  then any existing systems (wells, se d on the parcel (s) served s, will  ew property line(s).  Name	yptic, etc.) remain meet setbacks X 5551 Phone		



# COUNTY OF SAN LUIS OBISPO Department of Agriculture/Weights and Measures

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401 - 4556 MARTIN SETTEVENDEMIE

(805) 781-5910

AGRICULTURAL COMMISSIONER/SEALER www.slocounty.ca.gov/agcomm

FAX: (805) 781-1035 AgCommSLO@co.slo.ca.us

DATE: May 23, 2016

TO: Cody Scheel, Project Manager

FROM: Lynda L. Auchinachie, Agriculture Department

SUBJECT: Beecham Lot Line Adjustment SUB2015-00072 (1879)

#### **Comments**

The applicant proposes to reconfigure two existing parcels of 46.16 and 59.34 acres each to create two parcels of 52.86 and 52.64 acres each. The project site is located at 3030 Clark Valley Road, southeast of Los Osos. The project site is within the Agriculture land use category and is developed with one residence on each proposed parcel.

The Agriculture Department considers the proposal to be **equal to** the existing parcel configuration in terms of agricultural resources. This determination is based on a comparison of the proposed and existing parcels when considering potential long-term impacts to agricultural resources and operations.

Comments are based on current departmental objectives to conserve agricultural resources and to provide for public health, safety and welfare, while mitigating negative impacts of development to agriculture.

If you have questions, please call 781-5914.



### **Los Osos Community Advisory Council**

July 1, 2016

Los Osos Community Advisory Council Comments on *SUB2015-00072 BEECHAM* proposed lot line adjustment between two (2) parcels.

To: Mr. Cody Scheel, Planner, Planning & Building

On June 23, 2016 the LOCAC members met and reviewed SUB2015-00072 and recommended approval of the requested SUB with no concerns expressed.

Thank you for your attention to our request.

Sincerely,

Jeffrey H. Weir/s

Chairperson Los Osos Community Advisory Council

Cc: Bruce Gibson, Supervisor